-: L E A S E :-

THIS INDENTURE, made this third day of May, 1917 between BOARD OF HOME MISSIONS OF THE PRESBYTERIAN CHURCH IN THE UNITED STATES OF AMERICA, a corporation, hereinafter called the lessor, and BERT HUGHES, of the town of Anchorage, Alaska, hereinafter called the lessee:-

WITNESSETH:- That the lessor, for and in consideration of the covenants and agreements hereinafter mentioned, to be kept and performed by the lessee, his executors, administrators, heirs and assigns, has demised and leased and by these presents does demise and lease, unto the lessee, the following described property, situate, lying and being in the Territory of Alaska, Knik Precinct, towit:-

The North Thirty(30) feet of Lots Eleven (11) and Twelve(12), in Block Forty-one(41), of the Townsite of Anchorage, together with the buildings thereon.

TO HAVE AND TO HOLD UNTO THE LESSEE from the 3d day of May, 1917 to and including the second day of May, 1918.

The lessee, in consideration of the leasing of the said premises, does hereby covenant and agree with the lessor, to pay as rent for the same, for the said term, the sum of Four Hundred Eighty ($480.00) Dollars, payable as follows:- Eighty (80.00) Dollars down in cash on the execution and delivery of this lease, the receipt whereof is hereby acknowledged by the lessor; Forty(40.00) Dollars on the 3d day of June, 1917 and Forty (40.00) Dollars on the 3d day of each and every month thereafter until the whole sum of Four Hundred Eighty (480.00) Dollars shall be paid.

And it is expressly understood and agreed by the lessee that the whole amount of rent reserved herein and agreed to be paid for said demised premises shall be paid whether the lessee occupies and remains in possession of said premises during the whole term or not, and the said rent and the whole thereof and every installment shall be and is hereby declared to be a valid and first lien upon any and all buildings and improvements which the lessee may erect, move or place upon the said premises, and that whenever and as often as any installment of rent shall become due and remain unpaid for a period of three days, after a writen notice of default to the lessee or to the occupant of the premises, or in case of the faliure of the lessee or occupant to comply with all of the conditions of this lease or any of them, the lessor, may, at its option, declare the lease forfeited and may reenter upon said premises and take possession thereof and oust the lessee and all persons occupying the property, using such force as may be necessary in so doing, and if at any time this lease shall be ended in any of the ways herein provided, the lessee does hereby covenant and agree to surrender and deliver up said premises and the improvements thereon, peaceably to the lessor or its authorized agent, and the lessor may collect the balance, if any, of the rent hereby reserved and agreed to be paid.

It is further agreed by the lessee, that neither he nor his legal representative, will underlet or rent said demised premises or any part thereof, or assign this lease or any interest therein, without the written assent of the lessor or of its authorized agent first had and obtained, nor use said premises nor suffer them to be used for the sale or other disposition of intoxicating liquor, or for the purpose of prostitution or gambling thereon, or for any other purpose calculated to injure the reputation of the property or of the neighborhood, and the lessee further agrees to comply with and to observe all the terms and

and conditions contained in the original contract of sale by the United States Government to T.P. Howard,which contract is hereby made part of this lease.

It is further agreed that all improvements,alterations and repairs upon said premises during the term of this lease shall be at the sole expense of the lessee,and all water rates and light bills shall be paid by him.

It is expressly agreed and understood by the lessee that he will not carry on or conduct,nor permit to be carried on or conducted upon the said leased premises any machine shop work,repairing,or any work whatsoever creating or producing noises sufficient to disturb church services in the church next door, on the first day of any week (usually called Sunday) during the term of this lease.

It is further agreed that the lessee shall have the option of an extension of this lease for an additional year at the expiration hereof on the same terms and conditions except that the amount of rent to be paid therefor,shall be submitted to arbitration in the event that the lessor and lessee cannot agree thereon;the arbitration board to consist of three members,one to be chosen by the lessor,one by the lessee and the third by the two so chosen;and the parties hereto agree to be bound by the decision of said board;each party will bear half the expense of such arbitration.

It is further agreed by the lessee that at the end of the term herein provided or the extension thereof under this lease,he will quietly and immediately deliver to lessor or its authorized agents,said premises in as good condition as they are in at the present time,ordinary wear and tear excepted,and the lessor agrees that,all rent herein reserved,having been paid and the other conditions of this lease complied with,the lessee shall have a reasonable time in which to remove from said premises all buildings which he may have caused to be erected or placed thereupon,such time,however,not to exceed fifteen days.

It is furtehr understood and agreed that all covenants and agreements contained in this lease shall be binding upon the heirs, administrators,executors,successors and assigns of the parties hereto.

Witness our hands this 3rd day of May,1917,in triplicate.

BOARD OF HOME MISSIONS OF THE PRESBYTERIAN CHURCH IN THE UNITED STATES OF AMERICA,

Witnessed by,

H T Fowler

By James L. McBride Agent

J. L Walker

Bert Hughes

Territory of Alaska,

ss

Knik Precinct

This is to certify that on this 4th day of May, 1917,before me,a Notary Public for the Territory of Alaska,personally came J.L.McBride, and Bert Hughes to me known to be the persons who executed the foregoing lease and they acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein mentioned,and the said J.L.McBride,on oath declared,that he is the agent of Board of Home Missions of the Presbyterian Church,the corporation above named and that he has authority to execute said lease on behalf of said corporation.

WITNESS MY HAND AND OFFICIAL SEAL the day and year in this acknowledgment first above written.

J. L Waller

Notary Public For Alaska.

My Commission Expires Nov.16,1919.

THIS LEASE, Made, in duplicate, this 2nd day of November, 1940, between the BOARD OF NATIONAL MISSIONS OF THE PRESBYTERIAN CHURCH IN THE UNITED STATES OF AMERICA, a corporation, lessor, and WILLIAM L. PAUL, of Juneau, lessee, WITNESSETH:

That, in consideration of the payment of the rents and the performance of all the covenants herein contained by the lessee, the lessor hereby demises and leases to the lessee the following described property, situated in Juneau, Alaska, namely:

> That certain dwelling house, together with the curtilage thereof, formerly occupied by Reverend David Waggoner and family, situated and abutting on Gold Belt Avenue, in Juneau, Alaska, upon that certain tract of land more particularly described as being the northerly one-half of Lot 2, and the northerly one-half of fractional Lot 3, in Block 42, in Juneau, Alaska, and being 58 feet on the southerly side, and 50 feet on the northerly side, and 50 feet in length.

commencing on November 1, 1940, from month to month, at the monthly rental of Forty ($40.00) Dollars per month, current lawful money of the United States of America, and so in proportion for any less time, payable monthly in advance for each calendar month on the first day of each month during which lessee shall occupy said premises.

The lessee hereby promises to pay said monthly rental at the time and in the manner herein specified, together with all water, light and power rates for any and all water and electricity in any manner used by him in the occupation of said premises, and, at his own cost, to maintain and keep said property in as good state of repair as it is in upon his taking possession thereof.

The lessee shall not assign this lease, or let or underlet the whole or any part of said premises, or make or suffer to be made any alteration therein without the written consent of the lessor.

The lessor shall not be called upon to make any improvements or repairs, and the lessee hereby accepts the premises as is and agrees to keep them in good order at his own cost, suffering

no strip or waste thereof, but the lessor may enter to view or make repairs at its option.

The lessee shall not permit any other person or persons to occupy or improve said premises, and shall not use or keep on the premises any article which may be extra hazardous or which may increase the rate of insurance.

The said monthly rental shall be paid to Reverend A. D. Swogger, Metlakatla, Alaska, for the benefit of the lessor, which monthly rental shall be remitted monthly by lessee to said Swogger at said lessee's cost and risk in time to reach said Swogger not later than the fifth day of the calendar month for which such rent is payable.

It is mutually agreed that either party may terminate this lease upon ten (10) days' written notice given to the other addressed to the other at Juneau, Alaska, and that at the expiration hereof, or any sooner determination hereof, the lessee will quietly quit and peaceably surrender the premises to the lessor, or its agent or attorney, and in as good order as he received them, reasonable use and wear thereof and damage by the elements excepted. Should lessor terminate this lease so as to take effect as of a day prior to the date whereto lessee previously has paid in advance the aforesaid rental, then lessor shall refund said rent to lessee for such period for which less has paid said rent beyond such termination date, and such refund shall be based proportionately for such period at the aforesaid monthly rental.

Lessee hereby agrees that should he fail or refuse to pay said rent or any portion thereof when due and for five days thereafter, and fail or refuse to remit the monthly rental in time to reach said Swogger by the fifth day of the calendar month for which said rental is payable, or should lessee default in any of the covenants herein contained, then lessee shall immediately quit and surrender said premises, and said lessor, its agent or at-

torney, may re-enter and take possession of said premises, remove all persons therefrom and, at its option, terminate this lease.

The provisions hereof shall extend to and include the successors and assigns of the lessor, and the executors, administrators and assigns of the lessee, but, in the event of the sale of said premises by lessor, which is contemplated by it and which it is attempting to do, this lease shall immediately terminate upon ten (10) days' written notice to lessee by lessor of such sale or contemplated sale.

IN WITNESS WHEREOF, the lessor has caused these presents to be executed by its duly authorized officer and agent at Juneau, Alaska, this 2nd day of November, 1940, and the lessee has hereunto set his hand and seal in Juneau, Alaska, this 2nd day of November, 1940.

Executed in the presence of:

R. E. Robertson

Carol B. Robertson

R. E. Robertson

Carol B. Robertson

BOARD OF NATIONAL MISSIONS OF THE PRESBYTERIAN CHURCH IN THE UNITED STATES OF AMERICA,

By John Haiglar

Its agent

Lessor.

William L. Paul

Lessee.

UNITED STATES OF AMERICA,)
: ss.
TERRITORY OF ALASKA.)

On this 2nd day of November, 1940, in Juneau, Alaska, before me, the undersigned, a Notary Public in and for the Territory of Alaska, personally appeared WILLIAM L. PAUL, to me known and known to me to be the person he represents himself to be and the lessee in the foregoing lease, and acknowledged to me that he executed the foregoing lease as his free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and official seal the day and year in this certificate first above written.

R. E. Robertson

Notary Public for Alaska.

My commission expires June 24 1941

UNITED STATES OF AMERICA,)
: ss.
TERRITORY OF ALASKA)

On this 2nd day of November, 1940, in Juneau, Alaska, - - - - - - - - - - - , before me, the undersigned, a Notary Public in and for Territory of Alaska, - - - - - - - - - - - - - , personally appeared JOHN A. GLASSE - - - - - - - - - - - , to me known and known to me to be the person he represents himself to be and the Agent of the Board of National Missions of the Presbyterian Church in the United States of America, the corporate lessor in the foregoing lease, and acknowledged to me that he, being duly authorized so to do, executed the foregoing lease for and on behalf of his said corporate principal as its free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and official seal the day and year in this certificate first above written.

R. E. Robertson

Notary Public in and for the ~~xxxxx at~~ Territory of Alaska.
Residing at Juneau.

My commission expires June 24 1941

11.40 a.m.

approved 1/14/57

40,000 L.A.I
36000
4000

40,000.00
3600.00
36400.00

MEMORANDUM

Ret. to Dr. Jackman

TO Dr. H. N. Morse

FROM J. Earl Jackman

RE American Legion Building,
Fairbanks, Alaska

November 13, 1957

At the last meeting of the Priority Committee the recommendation was made that the American Legion in Fairbanks be approached to continue the present lease for another five years instead of our purchasing the property for use as a hospitality center for Eskimo girls.

The present lease which expires February 1, 1958, calls for rent at $3600.00 a year and an option to buy the property within or at the close of the lease for $35000.00 for the building and two lots on which it stands plus $5000.00 for the two additional lots at the back of the building fronting on the back street. If we purchase the property, the rent will be applied to the purchase price or returned for renovation for our use.

The proposal of continuing the lease has been presented to the Legion. Their first response was a qualified "yes" with the following restrictions: no amount of rent will be credited to the purchase price if we buy it later, The purchase price will be open market which could be lower or could be higher. Many express the belief that the property could bring $50,000 now. The local board of the center cannot continue to operate unless our Board provides the rent. During six years this would amount to $21,600.00 which is more than one-half the price of the property.

A final report has been received that the Legion is willing to extend the lease, including the option to buy at $40,000.00, but no credit will be allowed for any rent payments. The local Board reports that if the National Board does not buy the property they will be dependent upon the National Board for the amount of the rent, as well as the appropriation for personnel and program, in order to continue this missionary project. No provision was made for this in the preparation of the 1958 budget.

After a review of the success of the program in one-half the space of the building in which 143 separate girls have been admitted and helped in 8 months, the increasing need for more space to serve more girls, and the apparent need for this type of work for an indefinite time, it is the continuing recommendation of the local Board, the Session of the First Church of Fairbanks, the Presbytery of Yukon, and the Department of Work in Alaska that: (1) the Board of National Missions purchase the property for $40,000.00; (2) the funds given by individuals, supplemented by local gifts and volunteer labor, be used for renovation for use under the general supervision of Glen Carson with the expectation that these funds will be sufficient for partitions, adjustments and equipment. If the full use of the building requires a basic change in heating, plumbing or electrical wiring, a request will come through Mr. Carson for funds for this purpose from National Missions Buildings and Repairs; (3) a work camp of 6 or 8 college young people be organized through the Youth Department for 6 to 8 weeks in the summer of 1958 to do finishing work on the building and landscaping on the grounds.

cc: Dr. Sharp
Mr. Locke

L E A S E

THIS LEASE, executed this 23rd day of January, 1957, by and between:

DORMAN H. BAKER POST No. 11, AMERICAN LEGION, a corporation, of Fairbanks, Alaska, the Lessor,

and

THE FIRST PRESBYTERIAN CHURCH, INC., OF FAIRBANKS, ALASKA, a corporation, the Lessee;

W I T N E S S E T H:

That the Lessor in consideration of the rents and covenants hereafter stipulated to be paid and performed by the said Lessee does demise, let and lease unto said Lessee, and the said Lessee in consideration of the said letting and leasing does hereby take and lease the following described premises situated in the City of Fairbanks, Fairbanks Recording Precinct, Fourth Judicial Division, Territory of Alaska, to-wit:

Lots 3 and 4, of Block 137, Weeks Field Subdivision, together with the buildings and improvements situated thereon and the contents therein.

TO HAVE AND TO HOLD the same unto the said Lessee to be used by Lessee as an Eskimo Hospitality Center, for a term of six (6) months beginning February 1, 1957, and continuing until the 31st day of July, 1957, at a rental of $300.00 per month, payable as follows: $1,800.00 upon the execution of this lease, the receipt whereof is hereby acknowledged by the Lessor, which shall constitute the rental for the entire period.

The Lessee agrees to pay all bills for utilities, including heat, light and water, during the term of this lease. The Lessor agrees to pay all taxes and insurance on the premises during the term of the lease.

MAURICE T. JOHNSON
ATTORNEY AT LAW
201 LATHROP BUILDING
FAIRBANKS, ALASKA

MOVED TO
315 CHENA BUILDING

The Lessee agrees as follows: That it will pay said rent at the times and place in the manner aforesaid; that it will use and occupy said premises, and said contents, in a careful, safe and proper manner, and will carefully conduct and guard all fires that may be conducted thereon; that it will not commit or suffer any waste therein; that it will not use or occupy said premises for any unlawful purpose; that it will not sell, or permit to be sold, on the premises, during said term, spiritous, vinous, malt or any intoxicating liquor; that it will not use or occupy said premises, or permit the same to be used or occupied, for any purpose deemed extra-hazardous on account of fire or otherwise; that it will make no alterations or additions in or to said premises without the consent of said Lessor; that it will permit said Lessor, or its agents, to enter upon said premises, at all reasonable times, to examine the condition thereof; that it will surrender and deliver up said premises, and all of said contents, in as good order and condition as the same now are, reasonable wear and tear and ordinary use thereof, and damage by fire or other unavoidable casualty excepted; and that it will replace all such furniture or other articles of personal property, as shall be broken, damaged, or missing with other articles of equal value, and as near the same pattern as possible. That it will save and keep harmless the Lessor from any and all damage of any kind arising from the use of the building; and the Lessee will not permit any liens or encumbrances of any kind to be placed on the premises.

The Lessee shall have the right to sublease any portion of the building at any time and retain the rentals received therefrom, except that such subleasing shall not be in violation of any law of the United States of America, the Territory of Alaska, or the City of Fairbanks.

And provided further, that in case any buildings of said premises, or any part thereof, without any fault or neglect of

said Lessee, shall be destroyed or so injured by the elements, or other cause, as to be unfit for occupancy, said Lessee may thereupon surrender possession of said premises to said Lessor, and thereupon this lease shall cease and determine, and any unearned rental shall be refunded to Lessee.

And said Lessor, for itself and for its successors and assigns, hereby covenants and agrees with said Lessee, its successors and assigns, that, said Lessee paying the rents, and keeping and performing the covenants of this lease on its part to be kept and performed, said Lessee shall peaceably and quietly hold, occupy and enjoy said premises, during said term, without any let, hindrance or molestation by said Lessor, its successors, assigns or any person or persons lawfully claiming under it or them.

It is mutually agreed that the Lessee shall have the option to renew this lease for an additional term as specified, upon the same conditions as contained herein. The Lessee shall also have the option to purchase the premises above described for $35,000.00 at any time during the term of this lease, and that the $1,000.00 heretofore paid as earnest money shall apply on the purchase price, as well as all the $1,800.00 prepaid rent paid hereunder for the duration of the lease. The Lessee shall also have the option of purchasing two additional lots adjacent to the above-described premises for an additional sum of $5,000.00.

It is further agreed that the Legion and Auxiliary will have free use of the building for their semi-monthly meetings, provided they keep their program commensurate with that of the church.

Should the Lessee desire to exercise any of these options, it shall give notice in writing to the Lessor at least fifteen (15) days prior to the expiration of this lease.

IN WITNESS WHEREOF, the said Lessor and Lessee have set their hands and seals to duplicates hereof on this 21st day of January, 1957.

DORMAN H. BAKER POST No. 11,
AMERICAN LEGION

By Forbes H. Baker

ATTEST:

By _____
Secretary

Witnesses as to signature of
Lessor

_____

Mary A. Norem

THE FIRST PRESBYTERIAN CHURCH,
INC., OF FAIRBANKS, ALASKA

By Victor I. Hefner

ATTEST:

By _____

Witnesses as to signature of
Lessee

_____

James R. Ringrose

UNITED STATES OF AMERICA)
TERRITORY OF ALASKA) ss.
FOURTH JUDICIAL DIVISION)

THIS IS TO CERTIFY That on this 31st day of January, 1957, before me, the undersigned, a Notary Public in and for the Territory of Alaska, duly commissioned and sworn, personally appeared Herbert L. Baker and David Adler, as the duly appointed and qualified Chairman and Secretary, respectively, of DORMAN H. BAKER POST No. 11, AMERICAN LEGION, a corporation, the Lessor, each to me known to be the identical individuals mentioned in and who executed the within and foregoing Lease, and each acknowledged to me that he or she signed and sealed said instrument freely and voluntarily on behalf of said corporation, as the Chairman and Secretary thereof, for the purposes specified in said lease.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year in this certificate first above written.

Howard H. Rubin
Notary Public in and for Alaska.
My commission expires: 4/28/60

UNITED STATES OF AMERICA)
TERRITORY OF ALASKA) ss.
FOURTH JUDICIAL DIVISION)

THIS IS TO CERTIFY That on this 25th day of January, 1957, before me, the undersigned, a Notary Public in and for the Territory of Alaska, duly commissioned and sworn, personally appeared Victor E. Alrsen and E. A. Tonseth, as the duly appointed and qualified President and Secretary, respectively, of THE FIRST PRESBYTERIAN CHURCH, INC., OF FAIRBANKS, ALASKA, a corporation, the Lessee, each to me known to be the identical individuals mentioned in and who executed the within and foregoing Lease, and each acknowledged to me that he or she signed and sealed said instrument freely and voluntarily on behalf of said corporation, as the President and Secretary thereof, for the purposes specified in said lease.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year in this certificate first above written.

Notary Public in and for Alaska.
My commission expires: 6/17/60

Fairbanks - Lease on American Legion Building.